



FREDERICK COUNTY PLANNING COMMISSION

WINCHESTER HALL, FREDERICK, MARYLAND 21701

APPROVED: _____

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REVISED AGENDA

Wednesday, March 15, 2006

ITEM	TIME	ACTION REQUESTED
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NOTICES AND REMINDERS

PLEASE TURN OFF ALL CELL PHONES, PAGERS, AND OTHER ELECTRONIC DEVICES DURING PLANNING COMMISSION MEETINGS. IF YOU MUST ATTEND TO BUSINESS OR ENGAGE IN A PRIVATE CONVERSATION, PLEASE EXIT THE HEARING ROOM SO AS NOT TO DISRUPT ANY PRESENTATION OR SPEAKERS.

APPLICANTS, APPLICANTS' REPRESENTATIVES AND CITIZENS: PLEASE BE PREPARED TO SPEAK WITHIN THE TIME ALLOTTED BY THE PLANNING COMMISSION FOR THE AGENDA ITEM WHICH YOU WILL BE TESTIFYING ON. WHEN CALLED UPON, ALL SPEAKERS WILL BE ASKED TO ADDRESS THE PLANNING COMMISSION FROM THE PODIUM.

ANYONE PRESENTING MATERIAL (PHOTOGRAPHS, LETTERS, GRAPHS, CHARTS, ETC.) TO THE PLANNING COMMISSION AT A MEETING SHOULD PROVIDE A MINIMUM OF TEN (10) COPIES FOR DISTRIBUTION TO THE MEMBERS AND STAFF.

AGENDA ITEMS WILL BE REVIEWED IN SUCCESSION, AND IT IS THE RESPONSIBILITY OF THE APPLICANT AND OTHER PERSONS OF RECORD TO BE PREPARED TO DISCUSS THEIR AGENDA ITEM DURING THE RESPECTIVE SESSION.

ANY CORRESPONDENCE TO THE PLANNING COMMISSION CAN BE SENT TO

PlanningandZoning@fredco-md.net

NOTICES AND REMINDERS

Planning Commission Meetings/ Workshops

Wednesday, March 8th, 2006, Meeting @ 9:30 A.M.

Wednesday, March 15th 2006 Meeting @ 2:00 P.M.

Wednesday, March 15th 2006 Public Hearing @ 7:00 P.M.

Board of Appeals

Thursday, March 23rd, 2006, Meeting @ 7:00 P.M.

Council of Governments

March 20, 2006 @ 12:00 Noon (Tentative)

*Contact The Division of Permitting and
Development Review at 301-694-1134 for
preliminary/final plats, and site plan
agenda items*

- or -

*The Division of Planning at 301-694-1138
for re-zonings, ag-preservation,
workshops, and public hearing agenda
items*

THE COMMISSION GENERALLY BREAKS FOR **LUNCH AT 12:30 P.M.** FOR MORNING/AFTERNOON SESSIONS AND FOR **DINNER AT 5:30 P.M.** FOR AFTERNOON/EVENING SESSIONS. HOWEVER, DEPENDING ON THE REMAINING AGENDA ITEMS SCHEDULED, THEY MAY MAKE A DETERMINATION TO CONTINUE HEARING ITEMS PRIOR TO TAKING A BREAK.



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REVISED AGENDA

Wednesday, March 15, 2006

ITEM	TIME	ACTION REQUESTED
Afternoon Session 2:00 p.m.		
1. <u>MINUTES</u>		APPROVAL
2. <u>PLANNING COMMISSION COMMENTS</u>		INFORMATIONAL
3. <u>AGENCY COMMENTS</u>		INFORMATIONAL
4. <u>MALPF DISTRICT APPLICATIONS</u>		RECOMMENDATION
<u>AD-06-01 – Rum Springs Farm, LLC</u> 172 acres located on both sides of Rum Springs Road, east of Highland School Road and north of Ford Fields Road.		
<u>AD-06-02 – Waybright Joint Venture</u> 147 acres on both sides of Taneytown Pike (Md. Route 140) south side of Harney Road, 3,100feet east of U.S. Route 15.		
5. <u>WALKERSVILLE REGION PLAN UPDATE</u>		INFORMATIONAL
Staff will be presenting the Public Hearing Draft Plan including the text document and the land use plan and zoning maps. This material will be presented for the Planning Commission's concurrence to take to public hearing. Staff will also be presenting the property owner requests for the Commission's review and recommendation. (Eric Soter)		
6. <u>GRIFFIN REZONING WORKSHOP – (R-05-09)</u>		RECOMMENDATION
This request is to rezone 197 acres from Agriculture to Planned Unit Development located on the east side of Ballenger Creek Pike across from Tuscarora High School. The public hearing before the Planning Commission was held February 15 at which time the Commission closed the public hearing and deferred their recommendation to a workshop. (Carole Larsen)		

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Evening Session 7:00 p.m.

1. ZONING TEXT AMENDMENTS

RECOMMENDATION

Board of County Commissioners – (ZT-06-01)

Requesting an amendment to the Zoning Ordinance to remove Section 1-19-182 (H) (2) concerning political campaign signs. This amendment would remove the unconstitutional and unenforceable political campaign sign provisions in the Frederick County Zoning Ordinance. (Larry Smith)

Board of County Commissioners – (ZT-06-02)

Requesting an amendment to the Zoning Ordinance to remove Section 1-19-182 (I) (9) concerning temporary real estate directional signs in the County right-of-way. This amendment would eliminate the provisions authorizing temporary real estate signs in the County right-of-way and to delete the references to the repealed section found in Section 1-19-182 (A) & (D) respectively in the Frederick County Zoning Ordinance. (Larry Smith)

2. JEFFERSON PARK WEST—(R-05-10) - Public Hearing

RECOMMENDATION

Jefferson Pike Associates, Inc., Core Development Group, Inc. – Requesting that 100.8 acres of land be re-zoned from Office/Research/Industrial (ORI) to Mixed Use Development (MXD). Located on the south side of MD 180, north side of MD 340, west of the Jefferson Technology Park in the Frederick Planning Region. Project proposes a mixed-use development including 550,000 square feet of employment space, 90,000 square feet of commercial space, and 375 dwelling units. (Denis Superczynski)

3. SITE PLANS

APPROVAL

McDonald's - (Continued from March 8, 2006 FcPc meeting) Requesting Site Plan approval for a 3,878 sq. ft. restaurant located in the west quadrant of MD Rt. 355 and MD Rt. 80 intersection. Zoned: Village Center (VC), Urbana Planning Region. Tax Map 96 /Parcel 63. File#:SP-00-18A (Stephen O'Philips)

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